



# SANDY HOMEBUYER ASSISTANCE PROGRAM

## OFFICIAL PROGRAM FACT SHEET

### PROGRAM OVERVIEW

The Sandy Homebuyer Assistance Program (the "Program") will provide low and moderate income households the opportunity to purchase a home by providing financial incentive to do so. The Program will provide an affordable alternative to leasing and will assist in providing a market for new, rebuilt and restored homes.

### PROGRAM GOALS

The goal of the Program is to provide increased opportunity for low and moderate income households affected by Superstorm Sandy to purchase homes rather than attempting to find rental units in increasingly expensive leasing markets.

### TARGET POPULATION OR AREAS

The Program is designed to provide assistance to eligible New Jersey residents in the counties of Atlantic, Bergen, Cape May, Essex, Hudson, Middlesex, Monmouth, Ocean and Union (the "nine counties") impacted by Superstorm Sandy. These nine counties are identified by HUD as New Jersey's most impacted and distressed areas.

### PROGRAM ALLOCATION

\$25,000,000 of Community Development Block Grant - Disaster Recovery (CDBG-DR) funds received by HMFA (the "Agency") from the New Jersey Department of Community Affairs (DCA).

### BORROWER ELIGIBILITY CRITERIA

- For the first 90 days from the start date of the Program, applicants will be limited to those who provide proof of residency in the nine counties at the time of application.
- After the initial 90 days, the Program will be open to anyone purchasing a home in the nine counties.
- Applicants must meet CDBG low and moderate income ("LMI") guidelines (less than or equal to 80% AMI).
- Applicants must have a minimum credit score of 620.
- Applicants must qualify for a first mortgage to purchase the unit.
- Applicant cannot own other real estate.

### PROPERTY/LOAN ELIGIBILITY CRITERIA

Eligible property must be the homeowner's primary residence located in one of the nine counties and must be a one family residential property. It may be attached or detached or be a condominium unit. Manufactured homes are eligible if on a foundation permanently affixed to real property owned by the homeowner and secured by a real property first mortgage loan.

### STRUCTURE OF ASSISTANCE

Program assistance will be secured by a 0% non-amortizing (no monthly payments) five (5) year subordinate mortgage, taking any lien position, placed on the property at the time of closing of the first mortgage loan.

Beginning at the first anniversary of the date of the loan, the loan amount will be forgiven at a rate of 20% a year, to be forgiven in full on the 6th anniversary date of the loan. During the first five (5) years, the outstanding amount of the loan will be due and payable from net proceeds upon sale, transfer of title, or cash-out refinance (refinances for more favorable rate and/or term are permissible) or if the borrower ceases to occupy the property. No further subordination will be approved except for allowable refinances. Loan proceeds returned to the Program will be recycled to assist other homeowners.

### PER HOUSEHOLD ASSISTANCE

The maximum assistance is \$50,000 per household.

### DURATION OF PROGRAM

Until Program funds are exhausted.

### ESTIMATED NUMBER OF PARTICIPATING HOUSEHOLDS

500 households at \$50,000 per Program assistance loans.

### PROGRAM INCEPTION/DURATION

The launch of the Program is anticipated to begin July 25, 2013.

### CONTACT INFORMATION

Visit [www.njhousing.gov](http://www.njhousing.gov) or call 1-855-SANDYHM (726-3946).

### Sandy Homebuyer Assistance Program/HUD Income Limits - Organized by County and Household Size

County	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Atlantic	\$47,050	\$53,750	\$60,450	\$67,150	\$72,550	\$77,900	\$83,300	\$88,650
Bergen	\$50,900	\$58,200	\$65,450	\$72,700	\$78,550	\$84,350	\$90,150	\$96,000
Cape May	\$41,800	\$47,800	\$53,750	\$59,700	\$64,500	\$69,300	\$74,050	\$78,850
Essex	\$45,100	\$51,550	\$58,000	\$64,400	\$69,600	\$74,750	\$79,900	\$85,050
Hudson	\$43,200	\$49,400	\$55,550	\$61,700	\$66,650	\$71,600	\$76,550	\$81,450
Middlesex	\$58,200	\$66,500	\$74,800	\$83,100	\$89,750	\$96,400	\$103,050	\$109,700
Monmouth	\$46,050	\$52,600	\$59,200	\$65,750	\$71,050	\$76,300	\$81,550	\$86,800
Ocean	\$46,050	\$52,600	\$59,200	\$65,750	\$71,050	\$76,300	\$81,550	\$86,800
Union	\$45,100	\$51,550	\$58,000	\$64,400	\$69,600	\$74,750	\$77,900	\$85,050